



# *Washington State Liquor Control Board*

## *General Specifications for Self-Service Store Buildings*

**NOTE:** "General Specifications..." subject to change without notice.

**Revised 10/02**

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**INDEX OF ATTACHMENTS**

- #1 Office Specs (2 Pgs)
- #2 Lunchroom Specs (2 Pgs)
- #3 POS Wiring Diagrams (2 Pgs)
- #4 POS Power & Communications (2 Pgs)
- #5 Exit Security Bar Spec
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- Sample WSLCB Lease

## PART C LESSOR'S PROPOSAL INFORMATION

The following, with any addenda, are the minimum State requirements for all spaces to be leased to the Washington State Liquor Control Board (WSLCB), and shall be included in the Lessor's proposal.

- **GENERAL** – All work specified herein, and other incidental work necessary to prepare this building for use as a self-service "Liquor Store", shall be performed as per requirements of the WSLCB and to the satisfaction of its Store Development Manager.
- **SPACE REQUIREMENTS**  
Space requirements (inside dimensions) or as approved by Leasing/Store Development.

	<u>Minimum</u>	<u>Maximum</u>
Front	50 feet	70 feet
Depth	80 feet	110 feet
Height	9 ft 6 in	11 ft 0 in
Sq. Ft.	4,500	

- **PREPARATION OF PLANS AND SPECIFICATIONS**  
Lessor shall provide complete as-built drawings (including mechanical and electrical) of existing buildings to the Store Development Manager, indicating the most current building information and configuration, and drawn accurately and to scale (1/8"=1'-0" or 1/4"=1'-0" preferred).  
  
After proposal is accepted, WSLCB Store Development Manager will provide a floor plan drawing showing the location of office, lunchroom, restrooms, etc. WSLCB drawing shall form part of this specification and shall be forwarded to the Lessor.  
  
Lessor is responsible for preparing construction documents, which may include plans and specifications by a licensed architect and/or engineer, as required by the governing building department for permits and construction. If applicable, provide Prevailing Wage documentation.
- Occupancy Permit – Lessor shall place the Occupancy Permit as issued by the local building department, in the leased premises with a photocopy submitted to the WSLCB, Attn: Property Specialist, P.O. Box 43081, Olympia, WA 98504-3081.

**Occupancy permit(s) must be obtained prior to the liquor store opening for business and beginning rent payments.**

- Materials and Workmanship – All workmanship shall be of finished quality. All equipment, materials and articles incorporated in the work under the lease shall be of first quality grade of their respective kinds for the purpose.

**Note: Finished quality denotes completion to acceptable trade practices and applicable standards.**

## **PART A GENERAL INFORMATION**

### **A1 DEFINITIONS**

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- **WSLCB – WASHINGTON STATE LIQUOR CONTROL BOARD**
- **BASIC REQUIREMENTS**  
Work required to meet the basic building requirements for a leased facility. The costs associated with this work are included in the base lease rate.
- **APPROVAL**  
Review and acceptance by WSLCB Store Development Manager that the design, specifications, products, and installation meet all the requirements of the project.
- **CHANGES & SUBSTITUTIONS**  
Any changes or substitutions, including those items in the general specifications, which are to be considered as approved equals, are to be made only after the written request, outlining the changes, and/or substitutions or alternatives has been approved by the WSLCB Store Development Manager. It is expressly understood that any plan, specifications, or details submitted to the Board by the Lessor, Lessor's representatives, or contractors, or tradesmen shall include statements of any modifications or omissions from the basic specifications. In the event details or plans are approved by the Lessor which contain modifications or omissions not set forth on the submitted documents, it is understood that these general requirements shall prevail. All approvals are to be secured from the WSLCB Store Development Manager in writing.
- **DISCREPANCIES**  
Should the Lessor or his agents find discrepancies in, or omissions from, the specifications, or should he be in doubt as to their meaning, he should at once notify the WSLCB Store Development Manager who will send written instructions or clarifications. Neither the State of Washington nor its agencies will be responsible for any oral instructions.
- **PUNCHLIST**  
An itemized listing of incomplete work and/or deficiencies which the Lessor is obligated to resolve based on the project's approved plans and specifications, as observed and documented by the WSLCB Store Development Manager.
- **STANDARD PROPOSAL FORMAT - SEE ATTACHMENTS**  
The Board is providing a sample format (not necessarily used as a form) as an aid in preparing your proposal. Please utilize this format and provide all of the information requested to avoid unnecessary delays in forwarding your proposal to the Board for consideration.
- **STANDARD LEASE FORM - SEE ATTACHMENTS**  
For your information, a sample WSLCB basic lease is attached.
- **REVIEW**  
Examination will be done by the WSLCB Store Development Manager to determine if submittal or construction is consistent with project design and specifications. Review does not relieve Lessor or Contractor of code or project requirements, nor WSLCB's oversight.

## PART B - GENERAL REQUIREMENTS

- **EXTERIOR OF EXISTING BUILDINGS**

All new work on building exteriors shall comply with Washington State Energy Code (WAC 51-11), and all other applicable codes and requirements. Existing buildings with a change of use or occupancy may require added insulation and/or glazing for the new use or occupancy. Additions are to match existing adjacent structure whenever possible. Lessor guarantees that existing structure is constructed and maintained to resist penetration of the elements.

- **CODE COMPLIANCE AND WORK QUALITY**

If access, fire, life-safety, health hazards, or structural deficiencies are detected either before or after occupancy, they shall be corrected by the Lessor at his sole cost and expense. All project work to be completed in accordance with sound engineering practices, good trade workmanship, and utilizing new materials, clean and free from blemishes. Lessor/Contractor is responsible for all new construction meeting applicable code requirements.

- **PERMITS**

Lessor/Contractor to provide and pay for all permits, fees, city and/or county requirements as required for completion of the project. Permit to include tenants fixture installation, if required. Provide copies of the building permit and the certificate of occupancy to the WSLCB Property Specialist.

- **ENVIRONMENTAL CONTROLS**

To prevent and/or inhibit the degradation of indoor air quality in occupied portions of liquor store buildings during renovation projects, the following shall be observed:

- A. Renovation projects shall be scheduled to occur during favorable weather seasons and/or conditions, whenever possible. If the project must occur during periods of inclement weather, schedule of work to be performed shall only be approved by WSLCB Store Development Manager.
- B. To prevent construction dust and fumes from infiltrating the building's mechanical system and thereby affecting indoor air quality, the area where renovation is to be performed shall be separated and sectioned off from the remaining space by means of an installed plastic shield or curtain which extends from ceiling to floor and which encompasses the entire area in which renovation occurs (specifics to be supplied by WSLCB Store Development Manager).
- C. The mechanical system which serves the entire space where renovation occurs, including shielded and non-shielded areas, may need to be temporarily shut down during the actual period in which renovation is performed, at WSLCB Store Development Manager's discretion. Outside air shall be introduced to this space by means of auxiliary fans. Heating units shall be utilized as required.

- **ENERGY EFFICIENCY**

Building shall meet latest cost-effective energy conservation standards per RCW 43.19.668 through 43.19.680. WSLCB will provide an Energy Consumption Survey form to be completed by Lessor.

## REGULATORY REQUIREMENTS

- **PREVAILING WAGES**

Lessor agrees to pay the prevailing rate of wage to all workers, laborers, or mechanics employed in the performance of any part of this agreement unless specifically exempted by L&I. Lessor agrees to comply with the provisions of RCW 39.12 when required to do so under RCW 39.04.260 and the rules and regulations of the Department of Labor and Industries. The Department of Labor & Industries makes all determinations regarding the applicability of Prevailing Wage. (See copy of Prevailing Wage RCW attached)

- **PROJECT MEETINGS**

General Communications

Omissions and discrepancies between drawings, specifications, site conditions, and code requirements shall be brought to the attention of the WSLCB Store Development Manager. The WSLCB Store Development Manager will clarify the intent of the drawings and program requirements. All instructions to the Lessor/Contractor will be given by the Store Development Manager or Property Specialist. Any verbal instructions must be confirmed in writing.

Pre-Construction Meeting

Must be scheduled with Store Development Manager to establish construction schedule and clarify all specifications.

Progress Meeting/Inspection

- A. Lessor shall contact the Store Development Manager one (1) week before covering (plumbing, framing, electrical, etc.) to allow for inspection of critical phases of construction.
- B. Inform the Store Development Manager of deviations from schedule, dimensions, etc.

Final Inspection

- A. Lessor shall contact the Store Development Manager and schedule punchlist inspection.
- B. Project must have Certificate of Occupancy and Store Development Manager approval for occupancy before store can move in.
- C. Complete punchlist items within two (2) weeks.

Project Close-Out

- A. Lessor shall send certified Prevailing Wage documentation, if required, to the Property Specialist.
- B. WSLCB Store Development Manager shall receive all required certificates, including the Certificate of Occupancy, HVAC certificate, applicable warranties, and Operations and Maintenance manuals.
- C. Provide training for HVAC controls and other building equipment/hardware to Store Manager and limited staff. Information contained in manuals shall include warranty/guarantee, operating instructions, manufacturer's recommendations for care, cleaning and maintenance, including type and frequency of cleaning and maintenance.
- D. Provide names and phone numbers of repair/maintenance contacts. (Completion of Emergency Repairs form)

- Finishes – All colors, types and textures of finishes must be approved by the WSLCB Store Development Manager. Said approvals not to be unreasonably withheld.
- Conditions Affecting the Work – The Lessor shall be responsible for verification of all conditions and measurements of the site.

## **PART D - SITEWORK**

### **EXTERIOR SITE REQUIREMENTS**

#### **1. PAVING**

Provide asphalt paving, concrete curbs, cuts and sidewalks. Asphalt paving shall be of sufficient thickness to support vehicular and truck traffic without permanent deformations and deterioration. Provide complete weed kill under new asphalt paving as required by the site conditions and as required in landscaping areas.

Place catch basins and slope asphalt paving to prevent standing water and keep draining water away from pedestrian crosswalks. Provide approximately 2% - 3% cross slope to storm water catch basins. Curb radius to be minimum of 12' at parking intersections, unless otherwise required by local ordinances. Provide 2% slope (1:48 maximum) at accessible stalls.

#### **2. PARKING**

A. The total number of required parking spaces will be determined by the regulations of the local zoning ordinance. All required parking and loading spaces shall be striped, asphalt or concrete. At least one ADA parking space will be located within 50 feet of liquor store space.

B. Provide marked loading areas and marked parking stalls with barrier-free access per WAC 51-40. Paint international symbol on accessible stalls and provide required accessible metal sign at head of stall(s).

C. Mark at least 6 parking spaces in front of liquor store as "Liquor Store Parking Only" or "10 Minute Parking Only", as determined by WSLCB Leasing/Store Development.

#### **3. PARKING BUMPERS**

Provide precast concrete, steel dowel-anchored, wheel bumpers or curbs for parking stalls next to building walkways. Position 3'-0" from curbing. (NOTE: In locations of high annual snowfall, steel dowels may be omitted, except where bumpers are required to protect structures or other hazards.)

Integral sidewalk/wheel stop/curbs are allowed as long as the remaining clear width of sidewalk meets or exceeds the minimum width for access as required by code. In such instances, allow three feet (3'-0") for vehicle bumper overhang.

#### **4. SITE ILLUMINATION**

Provide full coverage site illumination for tenant safety, as described in Section 11.C.

#### **5. LANDSCAPING**

Provide landscaping as required by local ordinance, including shrubs and ground cover in all locations on the site intended or allowed for such purpose. Landscaping near any tenant signage needs to be low growing. Maintain landscaping on at least a semi-annual basis.



## PART E – BUILDING REQUIREMENTS

### 1. FLOORS

#### A. FLOOR CONSTRUCTION

Floors are not acceptable if excessive vibration or vertical motion is present. Floors shall be smooth and level, with no more than one-eighth inch (1/8") variation in eight feet (8") horizontal.

#### B. FLOOR LOADING

General – The storeroom floor shall be reinforced concrete, smoothly finished and level throughout, to support a minimum of one hundred fifty (150) pounds live load per square foot and withstand usage of LCB's two-wheel and four-wheel hand trucks. Minimum thermal resistance insulation values of R-12 are required for all slab on grade construction.

#### C. FINISHED FLOORING

##### 1) Lobby: (from storefront approximately 60 feet back)

A band of Armstrong Excelon to extend from back edge of shelves to 2'8" in front of shelving; a 4" band of darker Armstrong Excelon; and rest of field to be a third, lighter color of Armstrong Excelon. Color to be specified by the Store Development Manager at a later date. Provide a minimum of 1 extra box of tile to Store Manager.

##### 2) Office Floor

Install VCT squares to match lobby border color.

##### 3) Lunchroom and Restroom Floors

Install Armstrong Seagate sheet vinyl (color to be specified by WSLCB at a later date).

##### 4) Storeroom Floor

a. Concrete: Remove all glues, clean, fill with 1 coat, and seal with 2 coats clear sealer. (Preferred)

OR

b. VCT: Install same as lobby field color. (Lobby border color to extend through gates to back edge of shelves.)

##### 5) Base Cove

Install Roppe 4" rubber base cove along all walls except where shelves are butted to wall. Also, install base cove around front and ends of shelving units and around perimeter of checkstands. Color to be determined by Store Development.

### 2. WALLS

A. Exterior Perimeter Walls – The exterior perimeter walls shall be tilt up or concrete masonry from floor to roof, unless otherwise agreed upon. Provide expansion joints as needed. Non-porous block walls exposed to the elements shall be sealed, and painted. All perimeter walls shall be insulated to a minimum R-19 rating and have a vapor barrier to roofline to meet current code. Perimeter walls will then be firmed out, covered with plasterboard (typical application), extending to 1' above T-bar ceiling height and then painted. For existing building space, all non-essential perimeter wall openings shall be sealed and insulated, then framed or firmed out and covered with plasterboard, typical application.

B. Exterior Walls Finish – Color and finish subject to approval by Store Development Manager.

- C. Partition Walls – All demising walls between the state-leased facility and any adjacent interior spaces (used or unused) shall extend from the floor to the underside of the roof structure. Demising walls shall be insulated and covered with sheetrock (typical application) and painted.
- D. Interior Walls – Any walls constructed may be wood (preferred) or metal studs, sixteen inch (16") O.C., 5/8" sheetrock prepared and made ready to receive paint.
- 1) Office, Lunchroom & Restroom Walls – Walls to extend to ceiling height. Restroom walls to be sound proofed with 1/4" sound board on both sides.
  - 2) Closet – Walls to extend to ceiling height. (See #16 closet for details)
  - 3) Texture – Gypsum wallboard to have orange peel texture.
  - 4) Painting – Seal with one coat PVC primer. All interior walls, including exterior metal doors, shall receive two (2) finish coats of Parker Paint Eggshell Finish, Linen White, or as approved by Store Development Manager. Note: Restrooms and Lunchroom to be semi-gloss finish.
  - 5) Rubber Cove Base – (See Floors #1.C.5)
  - 6) Woodwork and Trim – Install all woodwork and trim required to completely finish the construction of the store.  
Wood, closed grain or open grain millwork  
Finish –
    - 1 coat penetrating wood stain (1 qt. to be furnished by Store Development)
    - 1 coat woodfiller (open grain only)
    - 1 coat transparent sealer
    - 2 coats semi-gloss clear finish

3. **BUILDING EXTERIOR/ STOREFRONT**

- A. Exterior Front – Final specifications of décor to be utilized shall be submitted to the WSLCB Store Development Manager. Storefront to have at least 30 lineal ft. of glass (including doors) in a 50 ft. storefront.
- B. Entrance/Exit Doors
- 1) Front Doors – Automatic (Horton 4000 or equal)
    - a. Provide two 3'0" wide (minimum) aluminum and plateglass doors with fitted rubber mat. Must have metal/aluminum handrails on both sides of doors on exterior of building only. Install chrome/metal railing inside lobby on hinge side of "In" door 3' long x 3' high with chrome eye to attach ropes.
    - b. Left door to swing out, right door to swing in from styles/mullions (facing the building). Placement of doors to be determined by floor plan and local fire codes.
    - c. Provide customer push-pull bars on exterior "In" door and interior "Out" door.
    - d. Provide mail slot, aluminum, 11" high x 2" wide minimum, insert and cover, installed in or adjacent to "In" door.

e. Provide locks as specified. See Specification #5.

2) Lobby Fire Exit

a. Provide a 3'0" wide aluminum and plate glass door to swing out.

b. Provide a keyed and alarmed panic bar to conform with local building codes.

c. No handles, knobs, keysets, etc. to be installed on exterior of door.

3) Interior Fire Doors – See #8. Automatic Sprinkler Fire Protection System.

4) Load Door – See #4 Delivery Facilities

5) All other Exterior Doors

Must have lightweight security bar as specified in Attachment # 5, on interior and lockset as specified in Specification #5.

6) Door Maintenance – Maintenance of all doors and hardware shall be the responsibility of the Lessor.

C. Windows and Door Glazing

Lessor shall provide, install and maintain the following:

- 1) Commercial grade, energy efficient type thermal pane window and door glass. All glass shall be one inch (1") thick thermal pane glass. Glass to be ¼" laminated, with a minimum of ½" air space between the two ¼" pieces, "Low E" coating applied, and a maximum overall U value of 0.5.

Glass shall comply with all current energy efficiency specifications and local standards for installation and safety compliances. All glass shall have a shading factor as approved by the WSLCB Store Development Manager and taking into consideration orientation and overhangs.

2) Side and Rear Windows

All existing side and rear windows will be removed and filled or black out film will be installed. Interior side must be firmed out and sheetrocked, typical application. Any alternatives must be approved by WSLCB Store Development Manager.

D. Window Coverings

- 1) Provide on all storefront windows, vertical blinds (180 degree) adjustable, traversing rigid vinyl louvers, model Excalibur manufactured by Levolor, or equal, anchored at top and connected at the bottom with chain. (Blinds to be off-white color) Blinds to extend from top of glass to approximately 24" from floor. Other sizes to be discussed with WSLCB Store Development Manager.
- 2) All glass storefront doors to have medium tint, sun-reflective film applied.
- 3) Submit complete manufacturer's product information for window coverings to WSLCB Store Development Manager.

**4. DELIVERY FACILITIES**

- A. Where delivery facilities are not the same grade level as inside finished floor elevation, the Lessor shall provide a loading dock area or pad.
  - 1) Loading dock surface shall match the interior floor elevation and not exceed a difference of 4'-0" to the paved surface.
  - 2) Exterior stairs must be provided.
  - 3) If load door is considered a fire exit, a ramp meeting ADA requirements must be installed.
- B. Delivery area shall be paved to withstand weight of tractor trailer of twenty-five (25) tons. Area shall be designated for loading use only.
- C. Merchandise is transferred from a tractor-trailer truck directly to the interior of the store. This makes it imperative that these trucks have direct access to the delivery door.
- D. All delivery areas must be suitable for pallet delivery.
- E. Delivery Door
  - 1) Two 3'0" x 8'0" hollow metal doors and jambs (to swing out 180 degrees) with the astragal welded onto the exterior action side.
    - a) Provide lightweight security bar for load door. See Attachment #5.
    - b) No exterior hardware shall be installed except door holders to retain doors against building.
    - c) Provide inside locks as specified. See Specification #5.
    - d) Install a peephole, 60" AFF, located on the action side of load doors.
    - e) If considered a fire exit by local Fire Marshall, a keyed and alarmed panic bar to conform with local codes must be provided.
- F. Rear Door Canopy - Provide small metal canopy over rear delivery door, to extend a minimum one foot (1'-0") to either side of the door frame. Canopy shall project at least three feet (3'-0") from building, to divert water away from delivery/pick up area.
- G. Lighting - Door area to be adequately lighted, as specified in Section 11.C.1).
- H. Miscellaneous - Provide two (2), six inch (6") O.D. posts, concrete filled, to prevent delivery trucks from damaging door(s) and building (if loading/docking facilities are not available). Posts to receive two (2) coats rust-proof yellow paint.

5. **LOCKS**A. **Exterior Locks**

- 1) Best Universal Locks (no substitute)
- 2) Two front doors (keyed alike).

<u>LOCATION</u>	<u>QUANTITY</u>	<u>CATALOG NUMBER &amp; HAND OF DOOR</u>	<u>FINISH</u>
Each Front Door	2	1E64-C181-RP3	626
(Power Doors)	2	1ER8-1/2" Rings	626
Each Rear Door	1	83K6YR4A	626
(Blank Outside)			

6. **ROOF**A. General – Roof to be constructed in compliance with local code and acceptable trade practices, free from leaks.

- 1) Provide sufficient insulation complete with vapor barrier at underside of roof ducts and between roof joists. This may vary but heat loss not to exceed an "R" factor of .32.
- 2) Provide all sheet metal flashing, coping, and downspouts necessary to carry all water away.

B. Canopy/Marquee - Any canopy projection constructed shall be installed to cover sidewalk area, or as agreed upon.C. Drains - Roof drains (gutters and downspouts) shall be installed in compliance with acceptable trade practices and in compliance with local codes.7. **CEILINGS**A. General - Ceiling throughout entire leased area shall be suspended grid type system, 2'-0" x 4'-0" tiles, suspended on white metal T-bars (commercial grade). Finished minimum height shall be 9'-6", maximum height 10'-6". No beams or structural members are to protrude below the ceiling.B. Ceiling Tiles – Ceiling tiles shall have a class A flame spread rating according to Federal Specification SS-S118B. The tiles will have white fissured finish on exposed side (Armstrong #823, Cortega, or approved equal) and have 4'-0" dimension parallel to side walls. Installation shall be according to manufacturers recommendations. Contractor to provide minimum of 1 extra box of ceiling tiles to Store Manager.C. Insulation - The ceiling insulation shall have a minimum R-32 rating with a vapor retarder rated at 1 perm or less and be located at the ceiling structural plane. Insulation shall not be installed atop drop ceilings.8. **AUTOMATIC SPRINKLER FIRE PROTECTION SYSTEM**

Space to include an automatic sprinkler fire protection system, installed per code. Lessor is responsible for maintenance, inspection and testing of system per Fire Marshall.

Other options can be discussed with WSLCB Store Development Manager.

**9. PLUMBING**

- A. General – All plumbing shall be LEAD FREE. All water lines shall have shutoff valves at fixtures.
- B. Utility Sink (laundry tub) - This sink will be installed outside restrooms per floor plan and equipped with a threaded hose bib. Unit shall be a raised sink and not a floor level unit.
- C. Hot Water Heater - Install and maintain an instant flow, 21 gallon minimum quick recovery hot water heater. Provide 120 degree water to all sinks. Plumb the relief valve to meet local codes and heater model requirements. Location to be convenient to rest room(s), lunchroom and utility sink.
- D. Water Filter –Install water filter system in lunchroom sink. Model to be approved by WSLCB Store Development Manager.

**10. ELECTRICAL**

- A. General - The service shall be a minimum of 200 amperes. The main entrance switch and multi-circuit panel shall be installed in location designated near load doors in storeroom area. All breakers are to be clearly marked. Furnish and install all necessary electric wiring, outlets, wall receptacles, junction boxes, switches, light fixtures, and circuit breaker panel with appropriate metering device. In existing buildings all exposed and unused wires are to be removed with resulting boxes either filled in or covered with blank plates. Also remove all old fuse boxes and useless circuit breakers.
- B. Receptacles/Outlets  
Provide adequate electrical service in the following locations:
  - 1) Under the counter at each checkstand, provide one duplex receptacle. Provide one dedicated 20 amp circuit for every two checkstands and another POS dedicated grounded circuit and duplex for each checkstand, as specified by Store Development. Dedicated outlets to have orange plug.
  - 2) Inside the office, provide approximately 6 duplex receptacles on walls as shown on WSLCB drawing.
  - 3) Provide P.O.S. dedicated circuits 18" above floor per WSLCB drawing.
  - 4) If c-cabinet is located on exterior office wall, provide 2-3 duplex receptacles above c-cabinet as shown on WSLCB drawing.
  - 5) Along the storeroom walls, provide duplex receptacles spaced at a maximum of 30 feet apart and mounted 42" above the floor.
  - 6) In the lobby shelving area, provide 2 circuits in J-box and 1 circuit in an additional J-box, surface mounted, approximately 94" above the floor. See floor plan for locations. After WSLCB installs shelving, your vendor will install strip-style lighting in lobby shelving. WSLCB to provide fixtures and florescent tubes.
  - 7) The maximum allowable number of general use duplex receptacles per 20 amp circuit is six, except as noted for checkstand receptacles.
  - 8) Provide 1 GFI outlet near sink in each restroom.
  - 9) Power for the office electrical wall heater will be provided from a dedicated circuit.
  - 10) Provide electrical power as necessary to serve the heating/air conditioning system.
  - 11) Provide isolated circuit for the refrigeration unit mounted 15" above the floor in lobby.
  - 12) Provide 5-6 duplex outlets in lunchroom. Two outlets above base cabinet are to be GFI. See WSLCB floor plan for placement.
  - 13) Provide duplex outlet above ceiling tiles and over checkstands for security – must be hot 24 hours.
  - 14) Provide low voltage AC type buzzer and bell systems, complete with devices and wiring. The buzzer and bell shall be a non-sparking type and shall not produce any radio

frequency interference. Pushbuttons will be mounted under the counter at each checkstand and outside the load door five feet above ground level. Wire so that back pushbutton activates bell and checkstand pushbuttons activate buzzer. Locate bell and buzzer on exterior wall of office as approved by Store Development.

## 11. LIGHTING

A. General - Provide high-efficiency energy-saving type recessed fluorescent fixtures, with parabolic lenses having a cell size of 8" x 8" square cells, energy-saving ballasts, and energy-saving T-8 tri-phosphorous lamps. Energy consumption for lighting must comply with State of Washington and other applicable local energy codes.

### B. Interior Ceiling Illumination

- 1) Lobby & Stockroom Areas: The Troffer fixtures in the lobby are to be capable of maintaining sustained lighting over the years in excess of 75 foot candles of illumination at desk top level with the fixture diffusers in place. Troffer fixtures in storeroom area to maintain 50 foot candles of illumination with diffusers in place.
- 2) Office Area: All Troffer fixtures in the office are to be capable of maintaining sustained lighting in excess of 75 foot candles of illumination at desk top level. Fixtures will be wired so that two of the four tubes can come on, as well as the normal on/off switch for all four tubes and fixtures.
- 3) Restroom Areas: See Restroom spec, Section 15.J.
- 4) Lunchroom: Install 2 - 2' x 4' Troffer light fixtures, same as Lobby.
- 5) A minimum of 5 fixtures will be designated as continuous night lights and placed on a separate circuit.
- 6) Install battery backup emergency lighting above all exit doors or as indicated by Store Development. See Attachment #6 for sample spec.
- 7) Switches - All ceiling and shelving light fixtures shall be switched to exterior office wall, per WSLCB drawing.

### C. Exterior Illumination

- 1) Install at least a 250 watt sodium vapor wall pack above load door and additional wall packs every 30 to 40 ft. on exterior rear and side walls.
- 2) Parking Area: Sufficient illumination will be provided for customers consistent with similar retail parking areas in the community.

## 12. HEATING, VENTILATING AND AIR CONDITIONING (HVAC) SYSTEMS

A. General - Furnish, install and maintain a fully automatic, commercial HVAC system, with filters, capable of maintaining a uniform interior temperature of 68-72 degrees F yearround. Provide adequate air return to system. Ducts shall be concealed above suspended ceiling. Furnish HVAC system data such as: load calculations, make, model, B.T.U. output and number of filters, type size and location to WSLCB Store Development Manager. System to have energy-efficient, programmable thermostats. Provide system instruction manual as well as verbal instruction to Store Manager. Thermostats will not be mounted on exterior walls.

- B. Return air plenums, ducts and air handling equipment shall be inspected by a qualified professional and certified as acceptably clean. Cleaning and/or certification shall be performed at lease inception and lease renewal, but not less than five years.
  - C. Submit a copy of a written maintenance agreement with a qualified vendor for the term of the lease, including filter change schedule to the WSLCB Store Development Manager. Provide a copy to the liquor store of Vendor's work order or invoice for filter change and maintenance.
13. **OFFICE**
- A. General – Construct office in designated area as shown on WSLCB drawing.
    - 1) Glazing – Install 2 each one-way glass windows (7:1 ratio) per drawing. Frames and trim to be birch. See office specs, Attachment #1, for finish detail.
    - 2) Install birch pocket door. See office specs, Attachment # 1, for finish details.
    - 3) Construct office counter with plastic laminate cover per drawing , approximately 10' x 30". At least two-2 ½" holes with black plastic grommets and covers will be drilled in counter.
14. **LUNCH ROOM**
- A. General – Construct lunchroom in designated area as shown on WSLCB drawing.
    - 1) Provide a 6' x 24" kitchen base cabinet (BSC), with two drawers, two storage units with a single shelf, and flush mounted doors. Also provide overhead cabinets as specified on Attachment #2.
    - 2) Provide counter top with backsplash and 23" American STD metal kitchen sink, or equal, with a single lever metal faucet.
    - 3) Plastic laminate counter and trim color are to be approved by Store Development.
15. **REST ROOMS**
- A. General - Construct two (2) rest rooms in designated area as shown on WSLCB drawing. Rest rooms to be in accordance with ACT 235 and its Amendments and Americans With Disabilities Act.
  - B. Summary of Work & Product Quality - Provide top-quality commercial-grade American Standard, Kohler, or equal, plumbing fixtures, trim and accessories. Residential-grade fixtures, trim and accessories are not acceptable. Install according to best practice to ensure maximum service with low maintenance costs. Install fixtures and accessories to comply with provisions of WAC 51-40, WAC 51-26, and WAC 51-27, including mounting heights and accessible controls. Provide lavatory with accessible commercial-grade single-lever fittings with tempered water.
  - C. Walls - Refer to Interior Walls Section 2.D. Exception: Interior walls of rest room may have ceramic tile or other wall covering as required by local code.
  - D. Ceiling - Rest room ceilings to be 7'-6" finished height, hard plasterboard ceiling, typical application.



- E. Doors - The rest rooms shall have a minimum of 3'-0" x 6'-8" metal/wood doors, which shall be operable by a single effort. The doors shall have a lever handle door knob and privacy lock set.
- F. Fixtures -
  - 1) Two water closets
  - 2) Two lavatories
- G. Accessories -
  - 1) Two toilet tissue dispensers, standard roll type.
  - 2) Two non-locking paper towel dispensers for 9-1/2" x 9-1/4" multi-fold towels.
  - 3) One each mirror and shelf for men's and women's restrooms, 2' x 3' plateglass, stainless steel bound with 5" stainless steel shelf.
  - 4) Two non-locking seat cover dispensers to accommodate James River #708, 724 and/or 725 seat covers.
- H. Rest Room Heating - Rest room areas to be adequately heated. If direct line ceiling ducts are not practical, furnish and install electric wall heaters with separate occupancy-type thermostat control in each restroom area.
- I. Ventilation - Toilet rooms shall have appropriate venting system with a 75 CFM minimum rating.
- J. Lighting - Install a fan/light combination fixture in ceiling, and at least a 2-bulb wall-mounted bathroom-type light fixture over mirrors, to include a glass lens cover.

16. **CLOSET**

- A. General - Construct coat closet in designated area per WSLCB drawing.
  - 1) Size to be approximately 2' x 10'.
  - 2) Closet to have clothes pole and shelf running the length of the closet.
  - 3) Provide standard sliding doors (2-3'0" x 6'8") with appropriate hardware and finger pulls.

17. **IDENTIFICATION SIGNS**

- A. General - Furnish, install and maintain a lighted "Liquor & Wine" sign, or approved other identification on the front canopy/facia. Signage shall be of maximum size allowable by local codes and shopping center design criteria. Lettering to be Helvetica Bold, minimum 24" tall. Color preference is Dark Red. (Canister signs to be white letters on dark red background). Provide color rendering to Store Development for approval. Sign to be installed and operational by store opening date.
- B. Additional Building Signs - If allowable by code, furnish, install and maintain additional lighted signs on building as requested by WSLCB Store Development Manager
- C. Sign Operation - Sign shall be controlled by a 7-day programmable timed delay switch. All fees connected with installation and maintenance of the identification(s) shall be the responsibility of the Lessor.
- D. Pylon - If applicable and allowable by local code, furnish and install identification on pylon, pole, or monument sign standard. Identification sign shall be consistent with the size of other signage on the pylon or sized based on percentage of occupancy.

- E. Under Canopy Signage – If décor permits under canopy identification of individual tenants (above sidewalks), the Lessor shall likewise furnish, install, and maintain signage, consistent with the size of other tenants.
- F. Restroom Signs - Provide 6" x 6" accessibility sign, 1/8" plastic, screw-anchorage, with stainless steel screws. "Men" and "Women" signs shall have 2" high tactile white letters on blue background. One (1) sign that includes both may be provided at unisex rooms.

18. **SPECIAL SYSTEMS**

A. Signal Systems

Wireless Sensor/Annunciator System – Furnish and install a wireless sensor annunciator system (Optex) for front entrance door. One transmitter (TI-2) required for "In" door. Receiver to be installed on exterior office wall (storeroom side). Battery operated transmitter(s) to be located above doors. Lessor responsible for maintenance of system.

B. Telephone Wiring

- 1) Provide conduit for telephone lines from the telephone company termination strip to a telephone board to be located inside space near circuit breaker box.
- 2) Install conduit, boxes and mud rings for telephone jacks and pull strings to enable Board's telephone vendor to install line from telephone board to jacks in checkstands. See WSLCB floor plan for locations.
- 3) Raceways are required only for that part of telephone cable under lobby floor to checkstands unless local code requires entire cable to be in raceway.
- 4) Final connections from phone board and telephones provided by the WSLCB.

- C. Smoke Detectors – Provide, install and maintain approved smoke detectors units which will meet the Americans With Disabilities Act, 1990.

Note: Vendor to provide catalog cut of smoke detector.

**19. AREAS OF MAINTENANCE RESPONSIBILITY****A. Lessor responsible to:**

- 1) Maintain and repair roof(s), gutter(s), downspout(s), wall(s), foundation, floor(s), marquee(s), canopy(s), and doors (both interior and exterior).
- 2) Patch, repair, repaint any stained/damaged ceilings and/or walls and/or replace stained/damaged ceiling tiles, floor tiles/mouldings and/or fixtures/equipment, which has been damaged/stained as a consequence of water leaks from any source, unless caused by Board employees.
- 3) Repair/replace any damaged window or door glass, unless damaged by the Board's employees.
- 4) Maintain and repair all structural portions of the building, stairways, sidewalks.
- 5) Maintain continuous satisfaction of all governmental requirements generally applicable to similar retail buildings in the area (example: fire, building, energy codes, indoor air quality and requirements to provide architecturally barrier-free premises for people with disabilities, etc.)
- 6) Maintain the parking area, to include:
  - a. Trash/clutter removal.
  - b. Snow removal.
  - c. Planter or landscaped areas.
  - d. Patching and resurfacing any holes or cracks.
  - e. Repair and/or replace damaged bumpers, curbs, medians and/or posts.
  - f. Repainting (striping) of parking spaces every approximate 24 to 36 months.
- 7) Provide for the scheduled maintenance/service, and repair:
  - a. Heating, ventilating and/or air conditioning system(s) (including replacement of filters as recommended in equipment service manual).
  - b. Automatic door system.
  - c. All door hardware and locks, excluding WSLCB cores.
- 8) Pay for the cost to repair/replace and/or service/maintain:
  - a. Water heaters(s).
  - b. Exterior building and/or parking lot lighting systems.
  - c. Floor coverings (does not include janitorial).
  - d. Mechanical, plumbing and electrical (Over \$25.00\*).
  - e. Vertical blinds in lobby area.

\* This does not represent a deductible amount. If the cost to repair/replace/service and/or maintain exceeds this amount, it shall be paid in full by the Lessor.

Thank you for your cooperation and interest.

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NOTE: "General Specifications..." subject to change without notice.